\$100,380 - Lot 3 390 1 Street North Road, Drumheller

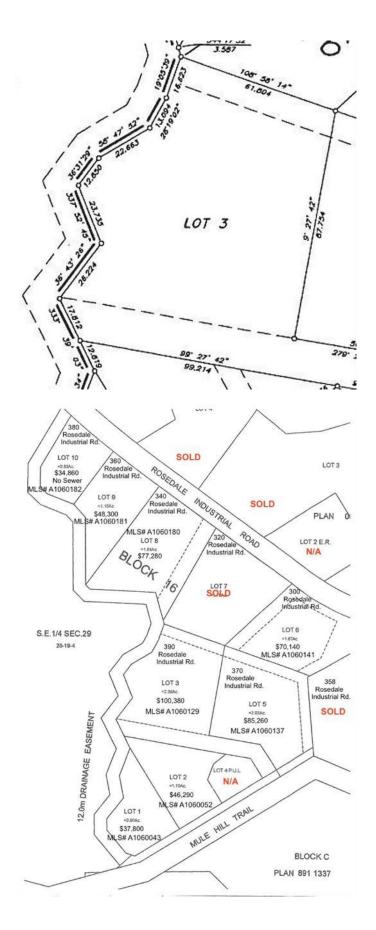
MLS® #A2101924

\$100,380

0 Bedroom, 0.00 Bathroom, Land on 2.39 Acres

Downtown, Drumheller, Alberta

Super location in the community of Rosedale, approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. Lot 3 is 2.39 Acres. Lot will have water, electricity, and natural gas servicing to the property line. Direct connection to sanitary sewer from the property line is available. This property should qualify for a 10% discount for being over 2.0 acres. This subdivision has already seen development! Includes area subject to an easement by the Town of Drumheller. Ask your agent about tax incentives. ***Residential uses not allowed on this land*** Legal Description: Lot 3 Block 16 Plan 0614150 Roll: 19060307 | 2023 taxes: \$0 | Lot size: 2.390 Acres | Land Use / Zoning: ED | Title number: 061 478 257 +2 LINC Number: 0032 045 875 | non financial encumbrances: 811 117 857 23/06/1981 UTILITY RIGHT OF WAY GRANTEE - ICG UTILITIES (PLAINS-WESTERN) LTD. 941 151 458 09/06/1994 CAVEAT RE : RIGHT OF WAY AGREEMENT 061 478 259 17/11/2006 EASEMENT. Buyer must fill out a development permit application sheet as part of the offer outlining what they will build, who their contractor is, and outline the timeline that starts substantial construction within 8 months and completes construction with 24 months. Offers must be left open for 3 weeks from the date submitted.



| MLS® # | A2101924 |
|-----------|-----------------|
| Price | \$100,380 |
| Bathrooms | 0.00 |
| Acres | 2.39 |
| Туре | Land |
| Sub-Type | Commercial Land |
| Status | Active |

Community Information

| Address | Lot 3 390 1 Street North Road |
|-------------|-------------------------------|
| Subdivision | Downtown |
| City | Drumheller |
| County | Drumheller |
| Province | Alberta |
| Postal Code | ТОЈ ОҮО |
| | |

Exterior

Lot Description Irregular Lot, See Remarks

Additional Information

| Date Listed | January 16th, 2024 |
|----------------|--------------------|
| Days on Market | 565 |
| Zoning | ED |

Listing Details

Listing Office Century 21 Masters

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